

**TOWN OF VALDESE
TOWN COUNCIL REGULAR MEETING
February 7, 2022**

The Town of Valdese Town Council met on Monday, February 7, 2022, at 6:00 p.m., in the Town Council Chambers at Town Hall, 102 Massel Avenue SW, Valdese, North Carolina. The following were present: Mayor Leonard “Charlie” Watts, Councilwoman Frances Hildebran, Councilwoman Rexanna Lowman, Councilman J. Andrew Thompson, and Councilman Keith Ogle. Also present were: Town Attorney Tim Swanson, Town Manager Seth Eckard, Town Clerk Jessica Lail, and various Department Heads.

Absent: Councilman Paul Mears

A quorum was present.

Mayor Watts called the meeting to order at 6:00 p.m. He offered the invocation and led in the Pledge of Allegiance to the Flag.

OPEN FORUM/PUBLIC COMMENT:

RECOGNITION OF THE VALDESE TIGERS FOOTBALL PEEWEE TEAM: Parks & Recreation Director David Andersen recognized the Valdese Tigers Peewee team, undefeated 9-0 this past season. The team was present at the meeting and took a picture with Council. Coach, Craig Treadway, thanked the coaches, players, and parents for all their hard work.

Mayor Pro Tem Frances Hildebran read the Rules & Procedures for Public Comment:

Rule 5. Public Comment

Any individual or group who wishes to address the council shall inform the town clerk, any time prior to the start of the meeting, and provide their name, address and subject matter about which they wish to speak. Comments should be limited to five minutes per speaker.

PRIORITIES - WILLIAM WALKER, 200 ITALY ST NE, VALDESE: Mr. Walker read the following and provided a copy to the Town Clerk. Comments are verbatim: “Let’s get our priorities right! Not tomorrow of next week. Let’s get them right her and now! My name is Bill Walker. I am a local businessman here in the fine Town of Valdese. My company buys and develops property as well as build and sell new homes. I would like to provide a little context. On Jan. 23rd, 2019 I submitted a site sketch to our town manager, Mr. Eckard for the consideration of a small indoor self-storage facility. In less than 24 hours, I was told that this was not something that Mr. Johnson nor the planning board would consider. Naturally, as a business person, this was not a pleasing answer. Valdese desperately needs the right economic growth. The same growth as our founders such as The Waldensian Hosiery Mill stated in 1901, Valdese Manufacturing started in 1913, and The Waldensian Bakery founded in 1915. I bring this opening event for this reason. Council, and leaders what are your priorities for our fine town? One does not need an accounting degree to understand that our financial obligations verses our yearly revenue will be well out of balance and will be highly over leveraged with unnecessary debt if you choose to move forward with the proposed 6.5 million dollar public safety building. My question is simple. Should we as a town be focused on adding economic growth to our bottom line or adding more long term debt to our balance sheet? A 6.5 million dollar building project is a staggering financial obligation during a time that we desperately need housing, local shops, restaurants, and possibly a bed and breakfast or two. The proposed facility based on sheer size and cost is vastly out of proportion based on our current population and revenue. Lastly, I will add, that my company is now working with a neighboring town to build the self-storage facility similar to what I had proposed to the town in 2019 with no serious road blocks. We need economic development, especially when it is at our doorstep and not more financial debt.”

AFFORDABLE HOUSING – ROGER HEAVNER, 1004 CURVILLE ST NE, VALDESE: Mr. Heavner shared that the Mayor & Council’s goal was affordable housing, and a study was made Morgan Trace. Mr. Heavner shared the results using the same ratio that was completed on Morgan Trace with the Pineburr location. Mr. Heavner explained that if 90 units were built on the Pineburr property over 18 acres, it would add \$98,000.00 town revenue each year, a \$54,000.00 water rate intake at a minimum of \$54.00 a month. Over 40 years, with today’s rates, the Town would take in over six million dollars in revenue rather than the debt from building a Public Safety Building.

YOUTH & COMMUNITY GROWTH – CAROL BRINKLEY, 1022 CURVILLE ST NE, VALDESE: Ms.

Brinkley read the following and provided a copy to the Town Clerk. Comments are verbatim: "Hello Major Watts and honorable members of the council. My name is Carol Brinkley and I live at 1022 Curville Street, Valdese. I have lived in Valdese my entire life. I am here today to advocate for our youth and our community. *If the council continues to move forward with the building of a new police and fire department of \$6.2 million or more, how will the community continue to grow without raising our taxes?

*I am extremely concerned about our youth 12-18 years of age in the community. I do not feel that they currently have many options to entertain themselves without finding mischief. There are limited things for them to do in Valdese.

*One for instance, is the basketball court at the community center. The youth there have to share the courts with grown adults. I do not feel this is safe for our children. The Tiger gym is also closed and it has been told to me that they cannot open it due to manpower and building maintenance. Another basketball area that has been pushed to the side and neglected are the outside courts between the Old Rock School and Tiger gym. Why do we have a 2nd gym if it's not available to the public? Why haven't the outside courts been replaced since they were built? Does the council have plans to build a 2nd gym, maintain what they have, or just do without as they have since I was a child?

*A 2nd concern I have are the tennis courts that were torn down at McGalliard Falls. Why were the courts torn down without a plan to replace them? It is an eye sore and a dangerous place for our children to play. Does the council have plans to build new courts? Because the courts at the community center are always full. Is this in our current budget?

*A 3rd concern I have are the sidewalks in town. The town has encouraged and supported the development of the walking trail connecting to the McGalliard Park. However, has the town thought about the current sidewalks? There are not any sidewalks leading to McGalliard Falls or to the walking park. It is very dangerous for our youth to walk there or ride their bikes there. How are citizens who do not drive supposed to utilize these facilities? Are you planning on extending the sidewalks? Are you planning on adding bike lanes? Do you have a plan?

*A 4th concern I have are the baseball fields. The town is supposed to maintain these fields for our children and citizens. Currently there are no fields for the older youth. Last time my child played baseball we had to go to Drexel to practice because we don't have fields large enough for the older youth. Does the town have plans to fix what we have? Build new fields or continue to ask citizens to drive to a neighboring town to use their facilities? Is this fair for the tax paying citizens and their children?

*And lastly, I have been and continue to be very upset with the amount of community facilities that are always taken for out of town daycares. The parks and community swimming pool are always so over packed that the tax paying citizens have no room to play. The pool area needs to accommodate the Valdese citizens, not the daycares from other towns.

Thank you council for listening to my concerns and the needs of our youth and our community. I urge you to seek input from our youth and citizens and think about how we can grow, improve, and repair the facilities we have for our youth, their parents, and all of our citizens."

GROWTH & TOWN DEBT – RICK MCCLURD, 408 GARROU AVE SE, VALDESE: Mr. McClurd shared

that as a part of the Pineburr residents, he would rather see housing development versus a Police and Fire department. Mr. McClurd was a part of starting the program VEDIC several years ago and during the process Mr. McClurd got in contact with people that developed housing. Several developers thought the Pineburr site would be good for apartments or a complex like Morgan Trace. Mr. McClurd explained it would bring a lot of tax and water/sewer revenue. Mr. McClurd asked the Council if they want to be the ones that are remembered for creating a lot of debt for the Town or be remembered for creating stability and financially sound Town.

PUBLIC SAFETY BUILDING – DAVID WIESE, 3318 MONTANYA VIEW DR., VALDESE: Mr. Wiese read

the following and provided a copy to the Town Clerk. Comments are verbatim: "A. I hope that at some time during today's meeting the Council can answer the following questions regarding the format for the Feb. 15, 2022 public meeting. 1. Will the public have an opportunity to speak either before or after the presentation, or both? 2. Will individuals be limited to just questions or will comments also be permitted? 3. Will there be a limit on the number of speakers allowed? 4. What will be the time limit per individual? 5. It is to everyone's benefit to have as many citizens attend as possible. Therefore, does the Town plan to advertise the meeting anywhere in addition to the Town website? Such as a public service announcement on the radio or placing an as in the News Herald? 6. Several folks who plan to attend the presentation have asked if it would be possible to stay after adjournment to discuss the Public Safety Building project with other attendees. Would the Town permit the auditorium to be kept open for an hour or so after the meeting

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has been adjourned to accommodate this gathering? If so, would there be a charge for this, and if so, how much?

B. Regarding the financial data to be included in the information packet, in addition to the repair cost for the existing facility and the construction cost for the new facility, I would hope that at a minimum the data package includes the following cost information: 1. Furnishing the facility 2. Any new technology such as computers, telecommunication and firefighting equipment, etc. 3. Any increases or savings in insurance, maintenance, and utilities, etc. 4. Interest costs over the life of any loans 5. Cost to demo the Pine burr Plant facility, including a hazardous waste remediation, if not already part of construction cost.

C. If we build a new facility, what are the plans for the existing facility?"

COMMUNICATION – GLENN HARVEY, 801 MICOL AVE NE, VALDESE: Mr. Harvey read the following and provided a copy to the Town Clerk Comments are verbatim:

MAYOR AND MEMBERS OF COUNCIL

TOPICS – COMMUNICATIONS, AND RESPONSIBILITY

THE TOWN IS FACING THE LARGEST SINGLE FINANCIAL DECISION EVER
REPAIR OR REPLACE PUBLIC SAFETY BUILDING

Citizens are pleased to learn that updated financial numbers will be presented to us on the 15th.

The only financial information we have received to date was the financing plan for the new building, as presented to election candidates in October.

Let me start by citing points from the August 6, 2018, T C Meeting:

1. Fire Chief Charlie Watts requested permission to proceed with short-term repairs to the public safety building for \$149,500 – rejected by Council.
2. Chief Watts shared that Option A would be a long-term fix, that with proper maintenance, could be effective for up to 50 years. BTW – “Option A” was estimated to cost \$700,000, in 2018.
3. Mayor Black acknowledged that Council had reached a consensus, wishing to pursue Option A, and requested to continue this discussion at the next meeting when staff has more definite numbers and details for this option.

The discussion was not continued at the “next meeting” which would have been September 2018.

The subject was not addressed at a Council meeting, for another two years. Then, suddenly, at the September 2020 meeting, Council approved a contract with an architectural firm to design a new building, at a starting contract amount of \$445,000. Since then, we learned about the site purchased for the building on Pineburr next to a residential area.

With each step since August 2018, all indications have been that the issue is STAFF- DRIVEN and the only direction has been towards a new building.

Nothing makes it clearer that the Town Council is not leading the process, than reading reports on the Town website and as “The Town” had published in Friday’s edition of the News Herald. In each report – the direction given to citizens is not to discuss this matter with the officials whom we elected, but to take our questions to town employees.

Further, and to the chagrin of many citizens, in each report, we read that citizens are spreading false rumors about reduction in services and programs.

I respectfully request that the Mayor and Town Council make it clear to citizens that you are solely responsible for this decision. And, further, that you offer to take questions from your constituents – directly – rather than referring them to your employees. I further request that “The Town” not cast aspersions on citizens through unfounded claims, such as false rumors being spread.

Among the dozens of citizens with whom I am in communication, the only information we have regarding the cost of the proposed building was in the financing plan given to candidates in October, prior to the election. That plan did not even mention a cost for repairing the existing building. It dealt only with a new building – estimated to cost \$6.2 million.

That financing plan also suggested the possibility of reduction of four programs to meet payments if a loan greater than \$5.6 million were needed to finance the building.

I offer a fact sheet along with these comments.

CONSENT AGENDA: (enacted by one motion)

APPROVED REGULAR MEETING MINUTES OF JANAUARY 3, 2022

APPROVED SPECIAL MEETING MINUTES OF JANAUARY 13, 2022

Councilman Ogle made a motion to approve the aforementioned items on the Consent Agenda, seconded by Councilwoman Hildebran. The vote was unanimous.

End Consent Agenda

ITEMS REMOVED FROM CONSENT AGENDA: None

PUBLIC HEARING FOR BDI ECONOMIC DEVELOPMENT INCENTIVE: Mayor Watts opened the Public Hearing.

Alan Wood, President of Burke Development Inc., shared a brief background on how the Burke Business Park started in 2005. Mr. Wood shared that a company that is looking to build a 500,000 sq. ft. building in lots A, B, & C in the park which will cover about 23.6 acres of land. This project called “It’s About Time” will create approximately 72 jobs, and the company will invest around 35 million dollars. Mr. Wood explained that he is requesting the Town of Valdese to support the project by conveying the approximately 23.6 acres as a local incentive. Mr. Wood stated that there is still a lot of land left; this would take 23 out of 83 total acres.



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TOWN OF VALDESE
NOTICE OF PUBLIC HEARING
ECONOMIC DEVELOPMENT INCENTIVE
February 7, 2022 - 6:00 P.M.

Notice is hereby given that the Valdese Town Council will meet in the Council Chambers of the Valdese Town Hall, at 102 Massel Avenue SW, **February 7, 2022, at 6:00 p.m.**, for the purpose of giving consideration to and approving the expenditure of public funds to assist with the location of Project It's About Time located in Burke County. Project It's About Time, a local company proposes to build a 500,000 square foot building at the Burke Business Park in phases. The company would invest approximately \$25M over five years. Approximately 23.6 acres, a market value estimated at \$944,000 would be conveyed to the company as part of a local incentive. The Valdese Town Council believe the project will stimulate economic activity, will result in the creation of approximately 72 new jobs, help stabilize and increase the tax base and create additional revenues in the County.

If reasonable accommodations are needed to participate, please contact the Clerk at 828-879-2117 at least 48 hours prior to the public hearing.

PUBLISH: JANUARY 26, 2022

Mayor Watts asked if anyone wished to speak either for or against the proposed public hearing.

(Someone spoke but did not come to the podium and Clerk was unable to hear the recording.)

There being no one else wishing to speak, Mayor Watts closed the public hearing.

Councilman Ogle made a motion to approve giving the proposed project the 23.6 acres of land, seconded by Councilwoman Lowman. The vote was unanimous.

INTRODUCTION OF NEW EMPLOYEE: Parks & Recreation Director David Andersen introduced the new Aquatics & Fitness Supervisor, Alex Bustle.

FOUNDATION FORWARD UPDATE: With Foundation Forward, Dr. David Streater and Ron Lewis presented Council with an overview on Foundation Forward and what will be included in Valdese's Charters of Freedom.

FOUNDATION FORWARD
BUILDING
YOUR CHARTERS OF FREEDOM
SETTINGS
Declaration of Independence – U.S. Constitution – Bill of Rights

SETTING v. MONUMENT
WHAT ARE THEY DOING IN THE CAROLINAS ?
RON B. LEWIS, MA
DAVID W. STREATER, Ph.D.

--FOUNDATION FORWARD--
501 (c)(3) NON-PROFIT

Apolitical and Areligious

WORKS OVER WORDS
What is happening in the Carolinas?
AN EDUCATIONAL ORGANIZATION
-ACCESS-
-EDUCATION-
-COMMUNITY-

WHAT IS FOUNDATION FORWARD?

Foundation Forward is a **non-profit education project**. It is an organization that builds *Your* Charters of Freedom Settings in communities across the country.

Our Passion is to provide easy and open Access for all to visit these founding documents:
Declaration of Independence
United States Constitution
Bill of Rights.

Our Vision is to provide this Access and Education in all communities across the United States of America.

Our Goal is to educate people and preserve American history.



The National Archives; Washington, DC



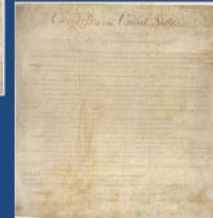
The Rotunda for The Charters of Freedom



Declaration of Independence



United States Constitution (First Page)



Bill of Rights

FOUNDING FATHERS ON EDUCATION

• BENJAMIN FRANKLIN

Author, Musician, Printer, Political Theorist, Politician, Postmaster, Scientist, Inventor, Sage.



• THOMAS JEFFERSON

Third United States President, Author of The Declaration of Independence, Farmer, Inventor, BusinessPerson, Manufacturer.



BEN FRANKLIN AND THOMAS JEFFERSON THEIR IDEAS FOR EDUCATION

PRIMARY LEVEL: Teach our youth how to function in life.

- Reading
- Writing
- Math

SECONDARY LEVEL: Teach our youth how to survive in the world.

- Accounting
- Living Languages
- Geography
- **History - Civics and Government**
- Vocations and Trades

THIRD LEVEL: Advanced education.

- Sciences
- Arts
- Professions (Law, Medicine, etc.)
- Culture of Virtue – Knowledge, Mores, and Ethics

BEN FRANKLIN AND THOMAS JEFFERSON
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FOUNDATION FORWARD
ESTABLISHED AS AN
EDUCATIONAL
NON-PROFIT
ORGANIZATION

PROVIDING CHARTERS OF FREEDOM SETTINGS WITH
ACCOMPANING EDUCATIONAL MATERIALS

SCOPE OF PROJECT

Design and build replicas of the Charters of Freedom display as exhibited in the National Archives Rotunda, Washington, D.C. in communities.

The display *must* be **central** and open to the community **24/7**, with high visibility, voluminous **foot traffic**, and easy access for **school children, veterans, and all others.**

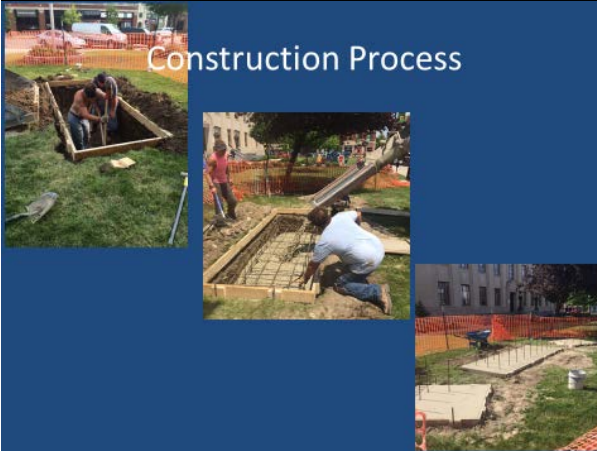
When BUILDING SETTINGS --

Three documents in order--as displayed in The National Archives.

Declaration of Independence on the left; United States Constitution in the center; Bill of Rights on the right.



Construction Process



Engineered and Built for 300 – 500 Years



Side displays measure 4'x 4' – Solid Concrete



Middle Display 4'x16' – Solid Concrete



Document Tray Being Placed and Secured
DOCUMENT TRAY BEING PLACED ON TOP OF FOUNDATION SUPER-STRUCTURE



The six documents will be original size on 1/4" etched bronze. Each document weighs over 60 pounds and covered by engineered industrial viewing glass.

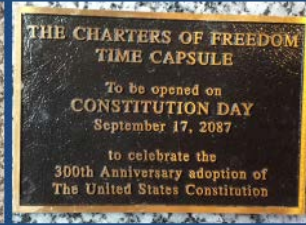


United States Constitution

The Declaration of Independence

The Bill of Rights

TIME CAPSULE – SAFE & PLAQUE



Back side of the setting is a vault with a *Time Capsule* sealed inside. To be opened Constitution Day, Sept. 17, 2087.

TRANSFORMATION OF SITE



BEFORE
Burke County
Courthouse,
Morganton, North
Carolina



July 2014
Burke County Courthouse,
Morganton, North
Carolina

Example of Brick Setting



Burnsville, Yancey County, North Carolina

EXAMPLE of GRANITE SETTING ASHEVILLE, NC



Example of Limestone Setting



Civil Rights – 13th, 14th, 15th, 19th, and 24th Amendments.

Each Setting Has Dedication Ceremony.
Beautiful Dedication Days



4th Pedestal – Far Right

Morganton, NC 2014

- Burnsville, North Carolina
- September 25, 2017

Mike Unruh with Foundation Forward shared that there are 39 Charters of Freedom settings throughout North Carolina and across the country. Mr. Unruh shared that Valdese was going to be the first setting in the United States to have the addition of the civil rights amendments, which will be engraved on a setting next to the Bill of Rights. Mr. Unruh also shared that benches, and flags honoring veterans will be added. Valdese will have the first-ever Foundation Forward Educational Park. The statue of George Washington will be in the center of the park and all the statues will be the size, age, and dress of the founding fathers at the time of the founding of our nation. Other figures will include Thomas Jefferson, James Madison, and John Adams. Mr. Unruh shared that there are sponsorship opportunities to raise money. Mr. Unruh invited Council to the May 6, 2022 dedication for the front of the park. An August dedication will be scheduled for the inside of the Iron Gate.

PUBLIC HEARING FOR COMMUNITY DEVELOPMENT BLOCK GRANT CLOSEOUT: Mayor Watts opened the Public Hearing.

Lisa Helton, WPCOG Community Development Administrator, reminded Council that the Town applied for funding for Community Development Block Grant and received \$350,600. Ms. Helton shared that grant #17-C-2986 rehabilitated six homes in Valdese. All six homes were low income, five households were elderly, and one was a family. Ms. Helton shared that most of the items addressed were roofing, HVAC, electrical, plumbing, new windows and doors, and painting. Ms. Helton shared pictures of the homes before and after.

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TOWN OF VALDESE
NOTICE OF PUBLIC HEARING
CLOSEOUT OF THE SCATTERED-SITE HOUSING PROJECT
COMMUNITY DEVELOPMENT BLOCK GRANT

The Valdese Town Council will hold a public hearing to receive public comment for the closeout of the Scattered Site Housing Project, Community Development Block Grant (CDBG) Number 17-C-2986. This grant rehabilitated 6 houses in the city limits of Valdese. CDBG funds provided 93% of the total expenditures.

The Public Hearing will be held before the Town Council on Monday February 7, 2022, at 6:00 pm in the Town Council Chambers. The Town of Valdese holds all public meetings in accessible rooms. All interested persons are invited to attend this hearing. Auxiliary aids will be supplied to the disabled if requested five days prior to the public hearing. Person needing special assistance or non-English speaking persons desiring to participate in this hearing should contact Jessica Lail, Town Clerk at 828-879-2117 or 1-800-735-0533 (TDD/TTY) for the hearing impaired.

This information is available in Spanish or any other language upon request. Please contact Lisa Helton at 828-322-9191 ext. 281 or WPCOG, PO Box 9026, Hickory, NC 28603 for accommodations for this request.

Esta información está disponible en español o en cualquier otro idioma bajo petición. Póngase en contacto con Lisa Helton at 828-322-9191 ext. 281 or WPCOG, PO Box 9026, Hickory, NC 28603 de alojamiento para esta solicitud.



Publish: January 26, 2022.

Mayor Watts asked if anyone wished to speak either for or against the proposed grant closeout.

There being no one else wishing to speak, Mayor Watts closed the public hearing.


Councilman Ogle made a motion to approve the community block grant #17-C-2986 closeout, seconded by Councilman Thompson. The vote was unanimous.

PUBLIC HEARING FOR RE-ZONING APPLICATION 1-11-21 PONS/BURKE COUNTY HABITAT & ADOPTION OF THE VALDESE TOWN COUNCIL ZONING MAP AMENDMENT CONSISTENCY STATEMENT: Mayor Watts opened the Public Hearing.

Planning Director Larry Johnson shared the following presentation on the rezoning application #1-11-21 for Leon and Betty Pons & Habitat for Humanity Burke County.

Introduction

A joint application was filed November 2021 by Susan Pons (Leon and Betty) and Habitat For Humanity Burke County, to rezoning a total of four parcels. One parcel (lot 1267 Margaret) is under the ownership of the Pons and the three remaining parcels (1275-1287 Margaret) are under the ownership of Habitat For Humanity. The current zoning designation of the parcels is B-2 General Business.



1267 Margaret Street NW Leon and Betty Pons

The 0.74 acre parcel is located between Margaret Street NW and Church Street NW. Vacant and partially wooded, the Pons lot is currently zoned B-2 General Business. The owner has a buyer that would like to build a home on the property.

The Pons parcel is contiguous to M-1 Manufacturing and R-8 Residential districts of the Town and the County's R-1 Residential District.

1275-1287 Margaret Street NW Habitat For Humanity Burke County

The three 0.70+ acre parcels are located between Margaret Street NW and Church Street NW. Vacant, the Habitat lots are currently zoned B-2 General Business. The owner has **not** stated any immediate plans for residential single family development.

The Habitat lots are contiguous to the R-8 Residential District, B-2 General Business District and the County's R-1 Residential District.

Request

B-2 General Business Zoning District to R-8 Residential High Density.

Zoning Map B-2 General Business to R-8 Residential



**Pons Parcel
(0.74 acres)**



**Habitat Parcels
(0.70+ each)**



Habitat Parcels



Surrounding Land Use and Zoning

**North
R-1 Residential Burke County
Residential Use**



**South
B-2 General Business District
Vacant Building**



**East
R-8 Residential District**



R-1 Residential Burke County



**West
R-8 Residential District
Residential Use**



**West
R-8 Residential District
Residential Use**



**West
M-1 Manufacturing District
Manufacturing Use**



Considerations

- Traffic Impact
- Zoning Use Consistency
- Consistency with The Valdese Vision: Land Use Action Plan for Future

Traffic Impact



Margaret Street NW is identified as a local or minor street residential street. It currently provides ingress and egress for five single-family homes, and a manufacturing plant (By-Design Black Oxide & Tool).

Lydia Avenue NW intersects with Margaret Street NW to provide ingress and egress to the Falls Road Terrace Apartments – 64 units.

Traffic Impact



A traffic study by Valdese Public Works reveals Average Daily Traffic count (ADT) of 52 vehicles per day during a seven day period.

Church Street has capacity for 15,000 ADT, and current at 2,600 per day

Traffic generated from future development of four single-family lots WILL NOT be detrimental to existing traffic volume.

Zoning Consistency



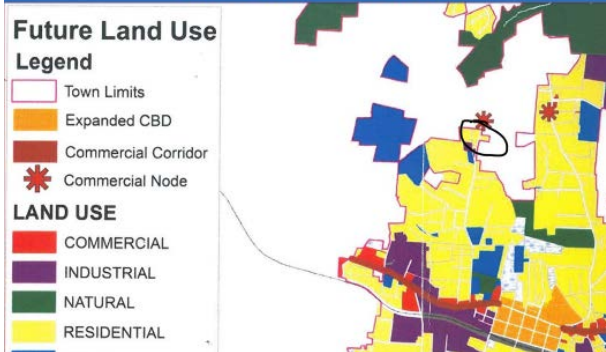
1. The applicants request a zoning designation of "R-8 Residential". R-8 Residential (least restrictive of the three residential zoning districts), accommodates numerous residential uses including single-family, two-family, Class A Manufactured Homes (double-wide) modular and multi-family buildings.

Zoning Consistency



2. The four parcels are contiguous with residential uses and residentially zoned parcels within the corporate limits and the County. A zoning change from B-2 General Business to R-8 Residential will not allow any uses inconsistent with surrounding land uses.

The ValdeseVision: A Land Use Action Plan Future Land Use Map



The Valdese Vision - Land Use Action Plan for Future

The proposed rezoning or map amendment is **consistent** with the Valdese Vision: Land Use Action Plan adopted by Town Council 2014 that established a vision for future growth in Valdese, and constitutes the legal basis for land-use decision making.

Review and Discussion

- Joint application filed in the office of the Planning Director, November 2021
- Request four parcels be rezoned from B-2 General Business to R-8 Residential District.
- The four parcels are vacant and undeveloped
- The four parcels are contiguous with other residential uses or zones.
- Each lot exceeds minimum lot size requirement of the R-8 District (8,000sf).
- Development of the lots for residential uses will have minimal impact on existing traffic along Margaret Street NW and Church Street NW.
- Rezoning petition is consistent with The Valdese Vision: Land Use Action Plan

Additional Notes

- Property owners within 100 feet of the four parcels were notified by first class mail. Two contacted Planning Department. There were no objections.
- A Notice of Public Hearing was advertised in local paper
- Property Posted

Recommendation	
<p>The Planning Board met on January 24, 2022 to consider Application 1-11-21 to rezone four Margaret Street NW parcels, one parcel under the ownership of Leon and Betty Pons and three under Habitat for Humanity Burke County from B-2 General Business District to R-8 Residential District.</p>	<p>The Planning Board considered and adopted a statement affirming the application’s consistency with the Valdese Vision: A Land Use Action Plan for the Future; and recommends approval by Valdese Town Council and Town Council adoption of Zoning Map Amendment Consistency Statement. (7.F New Business)</p>

Mr. Johnson explained to Council that now it is required for Council to approve a Zoning Map Consistency Statement with all re-zonings since adopting 160D.

**VALDESE TOWN COUNCIL
ZONING MAP AMENDMENT CONSISTENCY STATEMENT**

On February 7, 2022, the Valdese Town Council met to consider Rezoning Petition 1-11-21 and receive a recommendation from the Valdese Planning Board. Upon consideration, the Valdese Town Council finds:

1. The four parcels under consideration are identified as R-8 Residential by the Valdese Vision: A Land Use Action Plan for the Future land use map.
2. The R-8 Residential District permits high-density residential development areas. Permitted residential development includes single-family, two-family (duplexes), Class A Manufacturing (double-wide), modular, multi-family buildings.
3. The four parcels are contiguous with residential uses, similar to planned.
4. The lots exceed the minimum lot size requirement of the R-8 Residential District. *The minimum lot size for the R-8 Residential District is 8,000 square feet or 0.18 acres.*
5. Any improvements to the properties will be required to follow all applicable development regulations.
6. Public infrastructure currently in place in the area is sufficient to handle the development possible on the subject’s property. *Public Works identifies waterlines along Margaret Street NW and Church Street NW and a sewer line along Margaret Street.*
7. Development of the lots for residential uses will have minimal impact on existing traffic along Margaret Street NW and Church Street NW. *The average daily traffic count is 56 vehicles per day.*
8. Development on the subject’s property will require adherence to all local, county, and state regulations related to the action to ensure proper protections are provided to surrounding residents and property owners as prescribed by law.

Based upon the recommendation of the Valdese Planning Board and the findings from the public hearing, the Valdese Town Council has found Rezoning Petition 1-11-21 to be consistent with the Valdese Vision: A Land Use Action Plan for the Future and approves the petition.

Charles Watts, Mayor Date

CITIZEN INPUT

A Notice of Public hearing appeared in the News-Herald on January 26, 2022, and February 2, 2022. In addition, adjoining property owners received the hearing notices by first-class mailings. Staff posted the Notice of Public Hearing on the properties.

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENT TO THE ZONING MAP OF THE TOWN OF VALDESE

Valdese Town Council will meet in the Council Chambers of the Valdese Town Hall, at 102 Massel Avenue SW, February 7, 2022, at 6:00 p.m., upon rezoning four parcels from B-2 General Business R-8 Residential.

Map Amendment #01-11-21

The Valdese Planning Council will consider an application by Susan Pons and Habitat for Humanity to rezone four parcels located on Margaret Street NW. The parcel can be further identified by Parcel Identification Numbers 2734709872, 2734719090, 2734810104, 2734810206. The applicants request a change in the zoning designation from B-2 General Business District to R-8 Residential District.

At the hearing, all interested persons may voice support or objections to the proposed amendment to the Town of Valdese zoning map. Complete copies of the proposed map amendment and this notice are on file in the Office of the Planning Department at Valdese Town Hall for inspection by all interested citizens until the public hearings. For information regarding the above-listed items, contact the Planning Department at (828) 879-2124.

Interested parties should attend this hearing and present comments. Request for accommodations by persons with disabilities should contact Jessica Lail, Town Clerk, at (828) 879-2117 at least 48 hours before the scheduled meeting time.

PUBLISH: JANUARY 26, 2022 and FEBRUARY 2, 2022

Mayor Watts asked if anyone wished to speak either for or against the proposed amendments.

(Someone spoke but did not come to the podium and Clerk was unable to hear the recording.)

Phillip Truax – 1260 Margaret St. NW, Valdese: Mr. Truax suggested that if homes were built, that they would put their driveways coming off of Church Street versus Margaret St. NW. Mr. Truax is concerned that it would affect his business if the driveways were on Margaret St. Planning Director Larry Johnson replied that the Town could not tell someone where to put their driveway on their property.

There being no one else wishing to speak, Mayor Watts closed the public hearing.

Councilman Ogle made a motion to approve the Application #1-11-21 for re-zoning and adopt The Valdese Town Council Zoning Map Consistency Statement as presented, seconded by Councilwoman Lowman. The vote was unanimous.

APPROVED AWARD OF BID FOR PERMANENT STAGE AT TEMPLE FIELD: Community Affairs Director Morrissa Angi presented an award of bid recommendation to construct a permanent stage at Temple Field behind the Old Rock School. Ms. Angi shared that the stage would be 20' deep by 30' wide by 2' tall and have a dance floor joining it. The stage will be covered. Staff recommends awarding the bid to the lowest bidder, Houck Contracting, LLC, in the amount of \$53,450.00. (Other bids: Hefner Construction - \$53,500.00 with rock work included by someone else, and Jeff McGee and Brent Lowman - \$55,000.00) Ms. Angi shared the contributors to this project.

Councilman Ogle made a motion to award the bid to Houck Contracting, LLC, in the amount of \$53,450.00, seconded by Councilwoman Hildebran. The vote was unanimous.

APPROVED FY 22-23 AUDIT CONTRACT – LOWDERMILK CHURCH & CO., LLP: Finance Director Bo Weichel informed Council that the FY 2022-2023 audit contract was being presented in the amount of \$16,800.00. The fee does reflect a \$490.00 increase due to additional compliance reporting requirements for ARP funding.

Councilman Ogle made a motion to approve the aforementioned contract for the FY 2022 - 2023, seconded by Councilman Thompson. The vote was unanimous.

APPROVED BUDGET AMENDMENT: Finance Director Bo Weichel presented the following Budget Amendment:

Valdese Town Council Meeting	Monday, February 7, 2022
Budget Amendment #	10
Subject:	Donation for Stage project
Description:	To accept a private donation to the stage project behind Old Rock School

Proposed Action:
 BE IT ORDAINED by the Council of the Town of Valdese that, pursuant to Section 15 of Chapter 159 of the General Statutes of North Carolina, the following amendment is made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section I:
 The following revenues available to the Town will be increased:

Account	Description	Decrease/ Debit	Increase/ Credit
10.3350.000	Donations		30,000
Total		\$0	\$30,000

Amounts appropriated for expenditure are hereby amended as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
10.6250.740	Capitail Outlay	30,000	
Total		\$30,000	\$0

Section II:
 Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Councilwoman Hildebran made a motion to approve the aforementioned budget amendment, seconded by Councilman Ogle. The vote was unanimous.

MANAGER'S REPORT: Town Manager Seth Eckard made the following announcements:

Concerts at the Rock presents: Darin and Brooke Aldridge, February 5, 2022 at 7:30 p.m.

Coffee with the Chief, February 10, 2022, 9:00 a.m. at Old World Baking Company

Public Safety Building Workshop, February 15, 2022 at 6:00 p.m. Old Rock School Auditorium. There will be opportunity for public comment, no limit as to how many citizens speak, comments will be limited to five minutes.

Concerts at the Rock presents: Sister Sadie, March 5, 2022 at 7:30 p.m.

MAYOR AND COUNCIL COMMENTS: Councilman Ogle shared that Tiger Gym has not been fixed as they were told in the past. Councilman Ogle shared that the floor is slick and wet. Town Manager Seth Eckard stated that we would look into it and try to include something in the next budget.

Mayor Watts shared that he is sending Thank You cards to the employees on their anniversary date. Mayor Watts shared that he sent 11 employees notes this month and with all combined they had 98 years of service. Mayor Watts was impressed. Mayor Watts also thanked Public Works for their hard work on the snow removal.

ADJOURNMENT: At 7:48 p.m., there being no further business to come before Council, Councilman Ogle made a motion to adjourn, seconded by Councilman Thompson. The vote was unanimous.

February 7, 2022, MB#31

The next meeting is a regularly scheduled meeting on Monday, March 7, 2022, 6:00 p.m., Valdese Town Hall.

Town Clerk

Mayor

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